HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2012

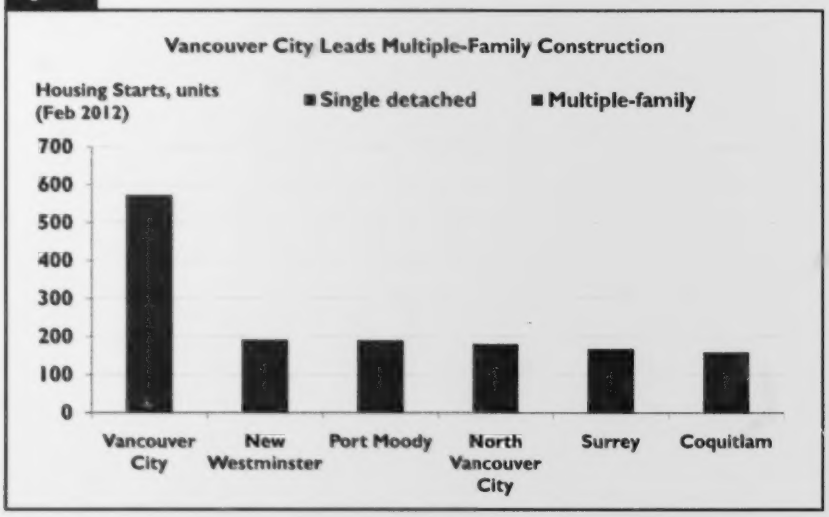
Vancouver CMA

In February, 1,870 housing starts were recorded in the Vancouver Census Metropolitan Area (CMA), compared to 1,414 starts the same month a year ago. Multiple-family construction accounted for 90 per cent of all housing starts during February.

While starts of ground-oriented housing types were slightly below levels recorded in February of last year, apartment condominium starts increased 99 per cent. Most home starts were in the cities of Vancouver, New Westminster, Port Moody, and North Vancouver.

The Vancouver CMA tallied 21,011 units under construction in February 2012, an increase compared to the 16,988 units recorded in the same month last year. This can be explained by a robust number of apartment starts in the latter half of 2011, which

Figure 1



Source: CMHC

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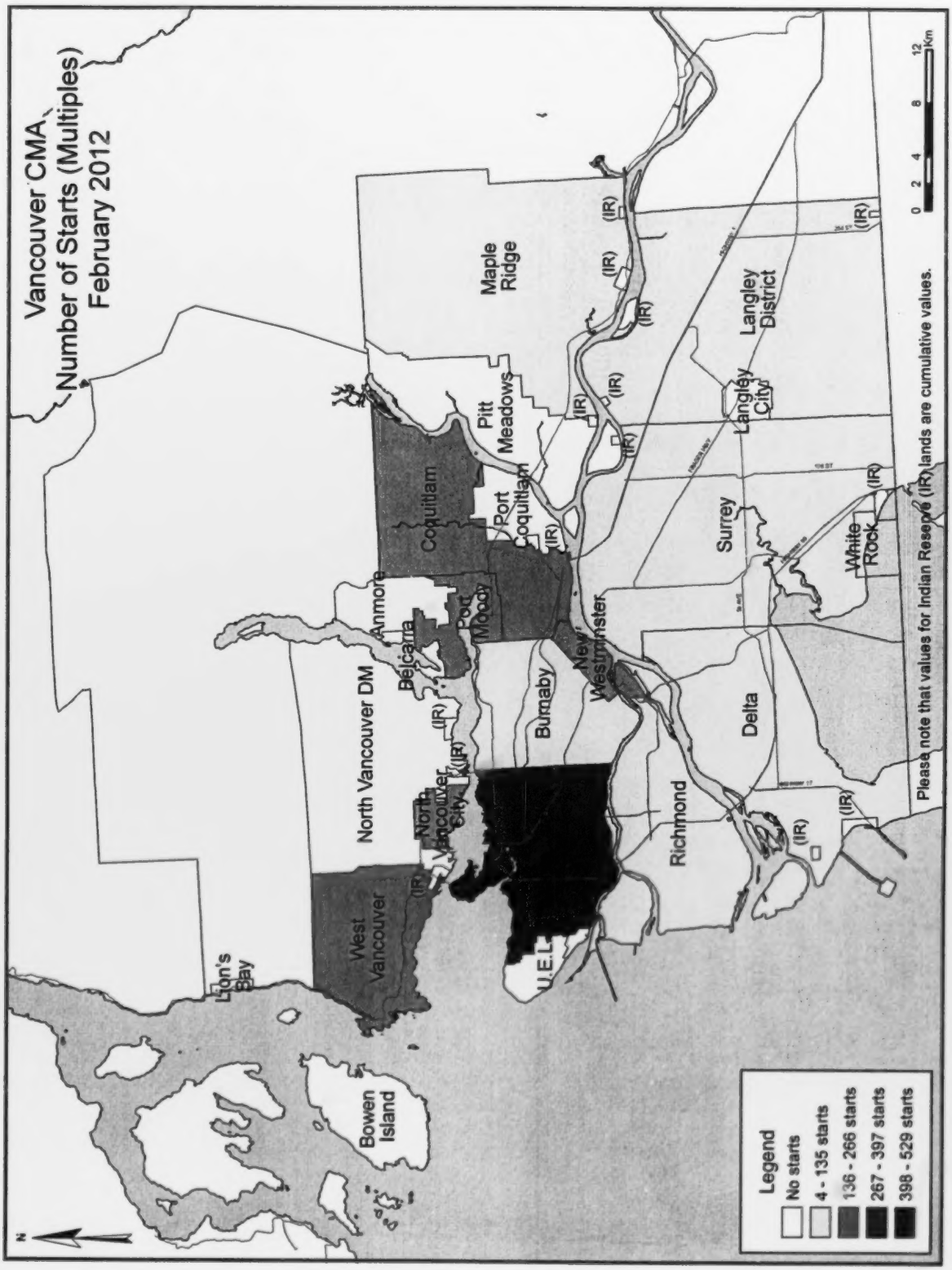
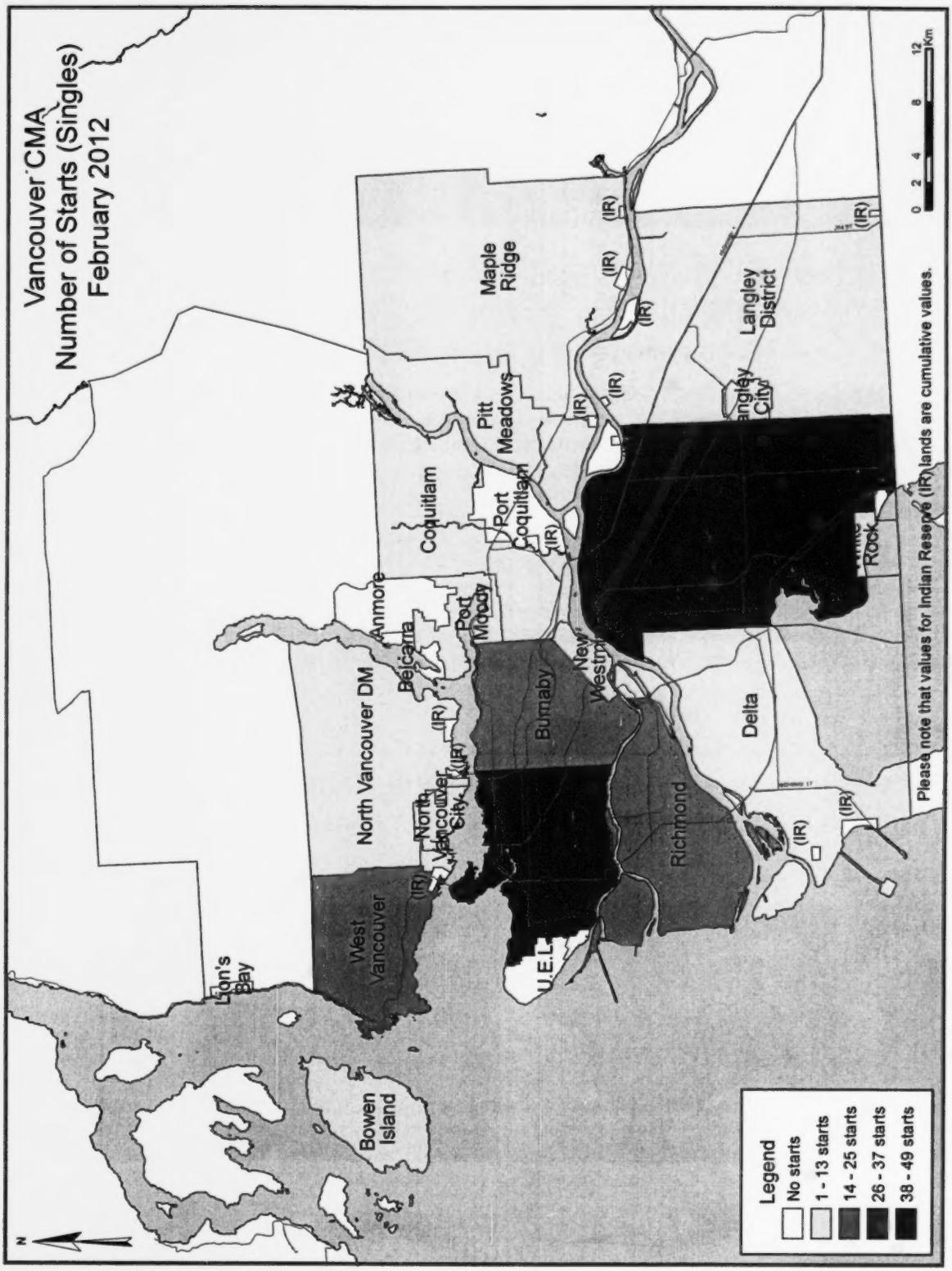
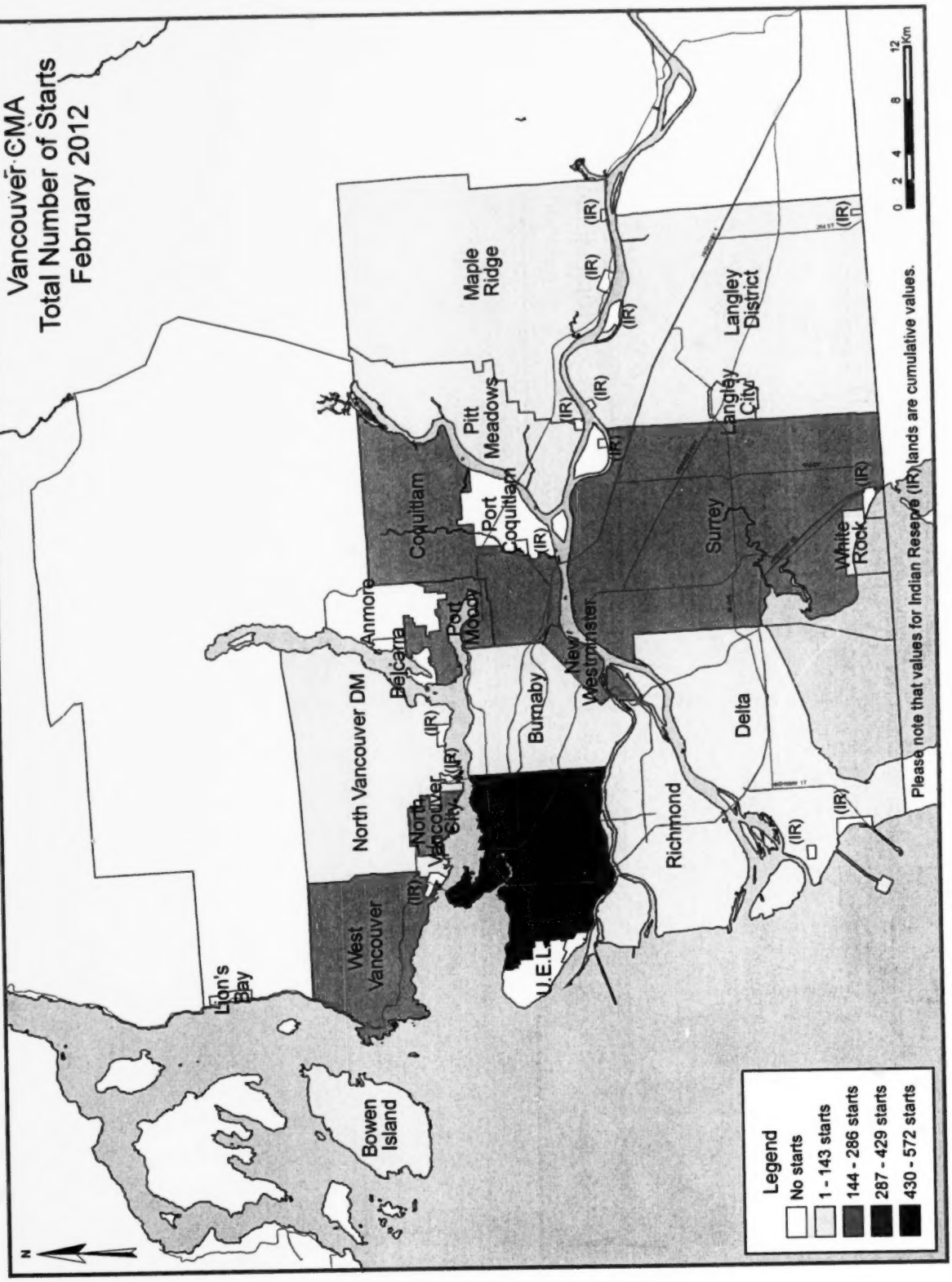
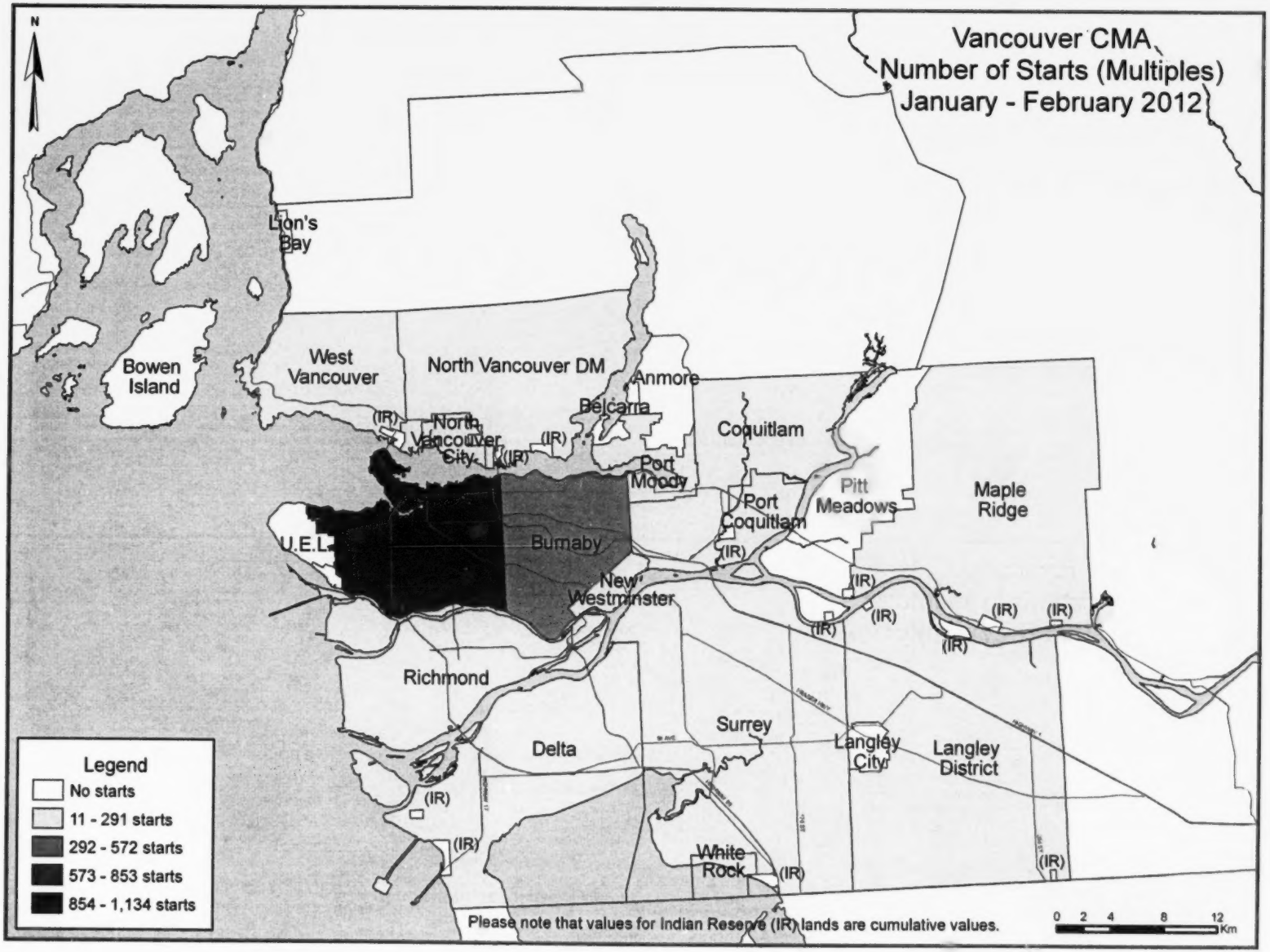
added to the stock of homes already under construction.

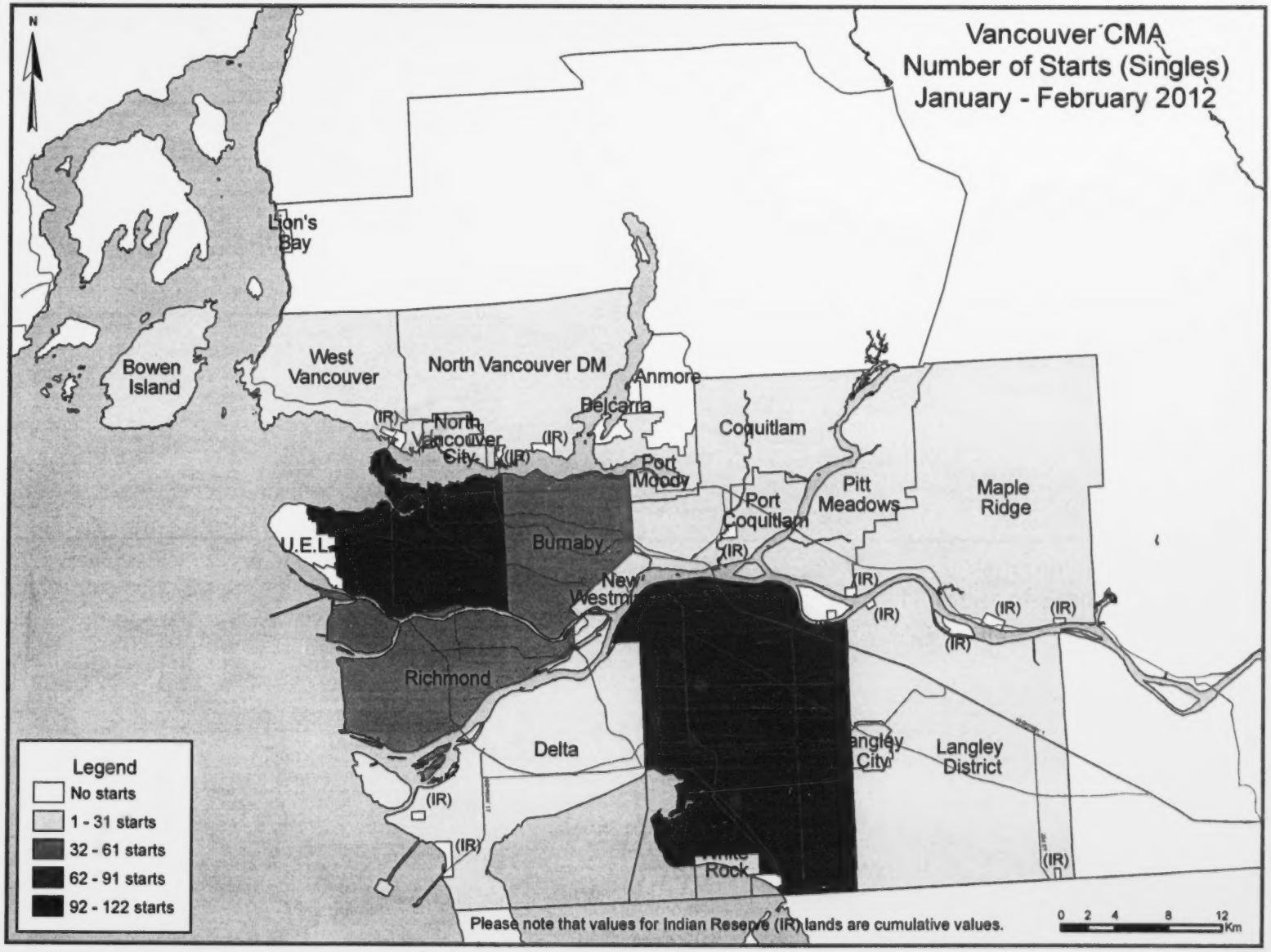
An increase in townhouse starts boosted construction in the Abbotsford-Mission CMA, where 64 housing starts were reported, up from 25 units recorded in February 2011.

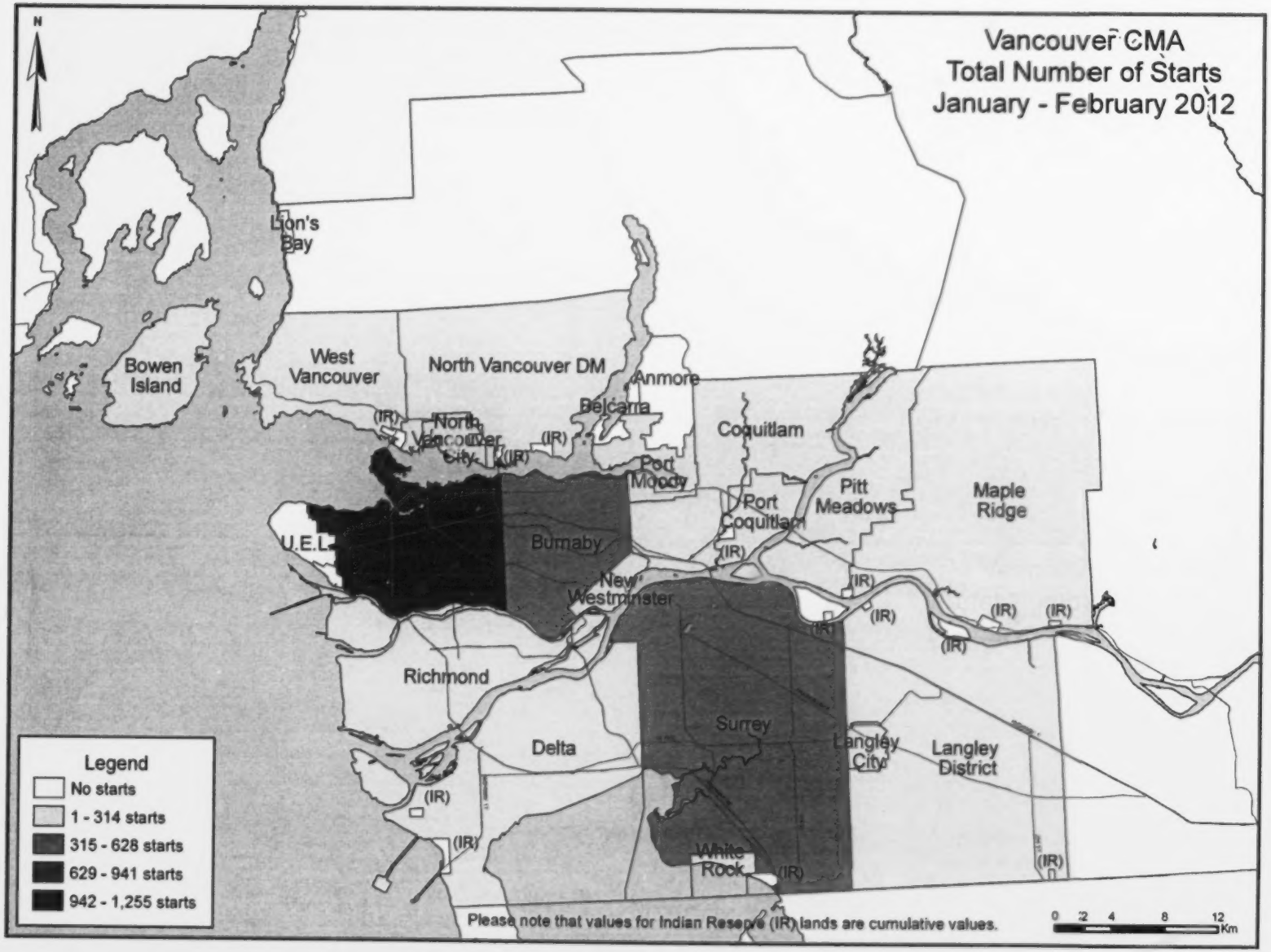

Vancouver CMA
Number of Starts (Multiples)
February 2012
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
Legend
No starts
4 - 135 starts
136 - 266 starts
267 - 397 starts
398 - 529 starts

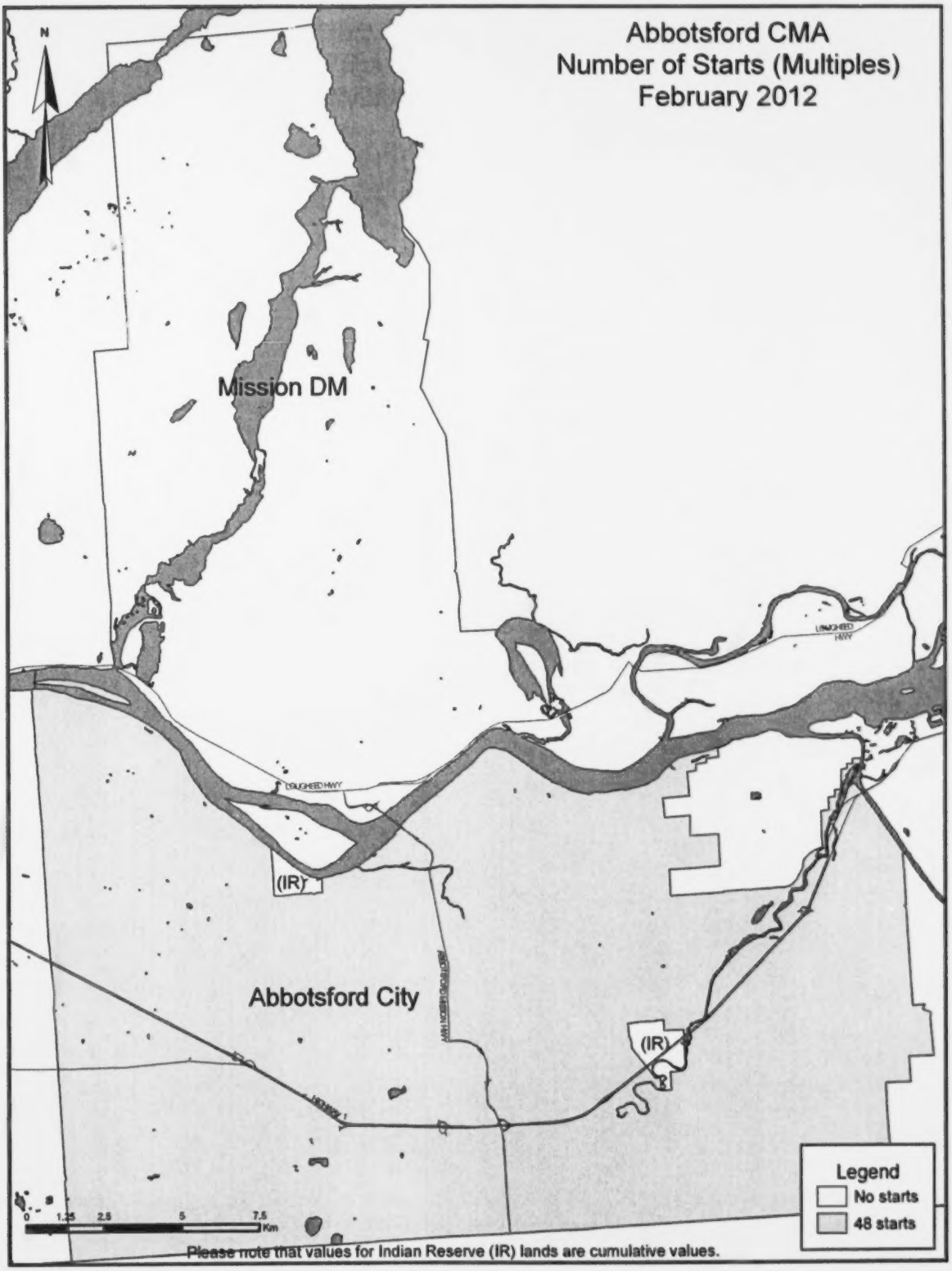

Vancouver CMA
Number of Starts (Singles)
February 2012
Legend
No starts
1 - 13 starts
14 - 25 starts
26 - 37 starts
38 - 49 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Lion's Bay
West Vancouver
Bowen Island
North Vancouver DM
North Vancouver City
Anmore
Belcarra
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
Burnaby
New Westminster
U.E.L.
Richmond
Delta
Langley City
Langley District
White Rock
(IR)

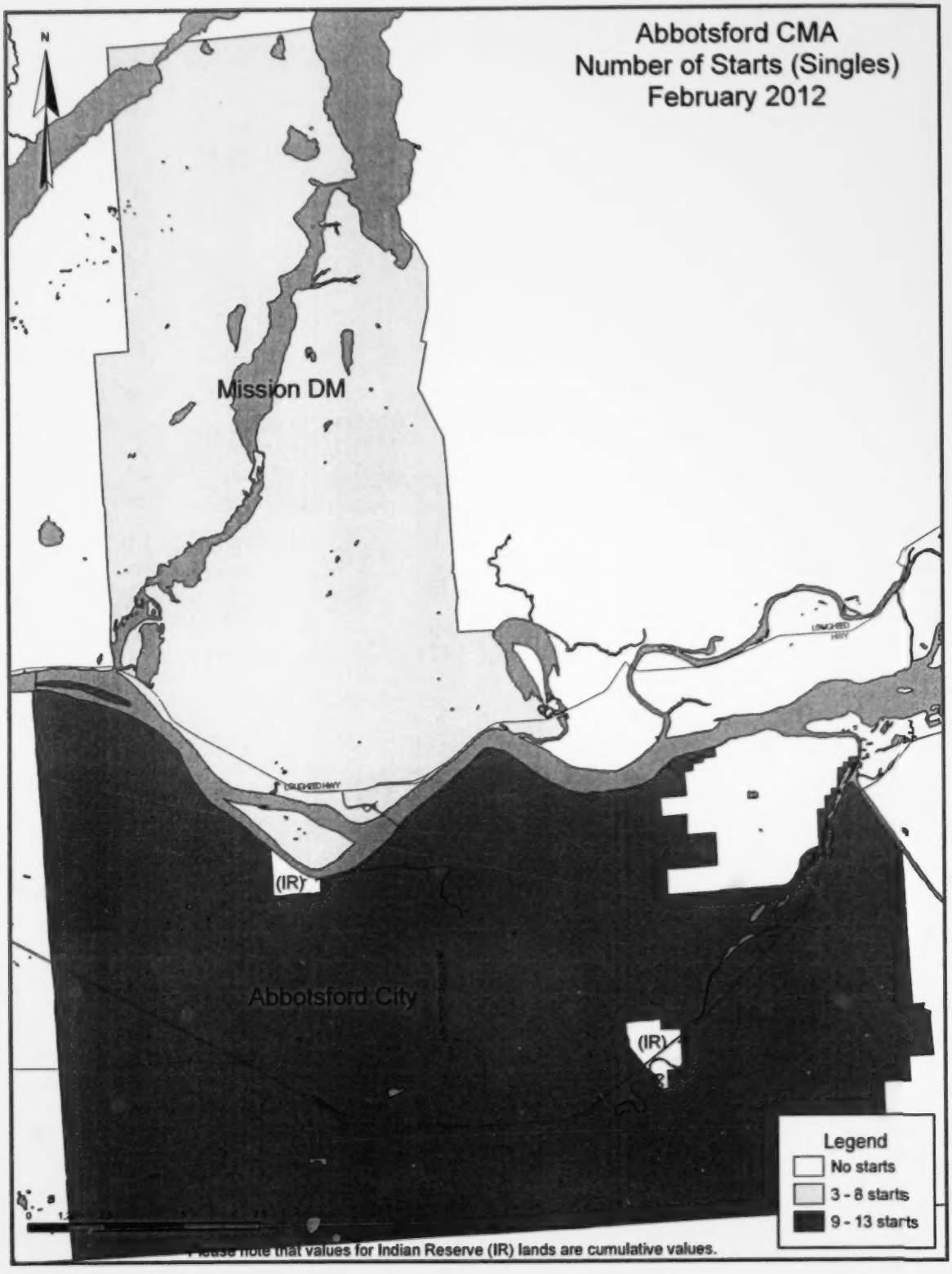

Vancouver CMA
Total Number of Starts
February 2012
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
Burnaby
New Westminster
Langley District
Langley City
Surrey
White Rock
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
U.E.L.
Richmond
Delta
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 143 starts
144 - 286 starts
287 - 429 starts
430 - 572 starts

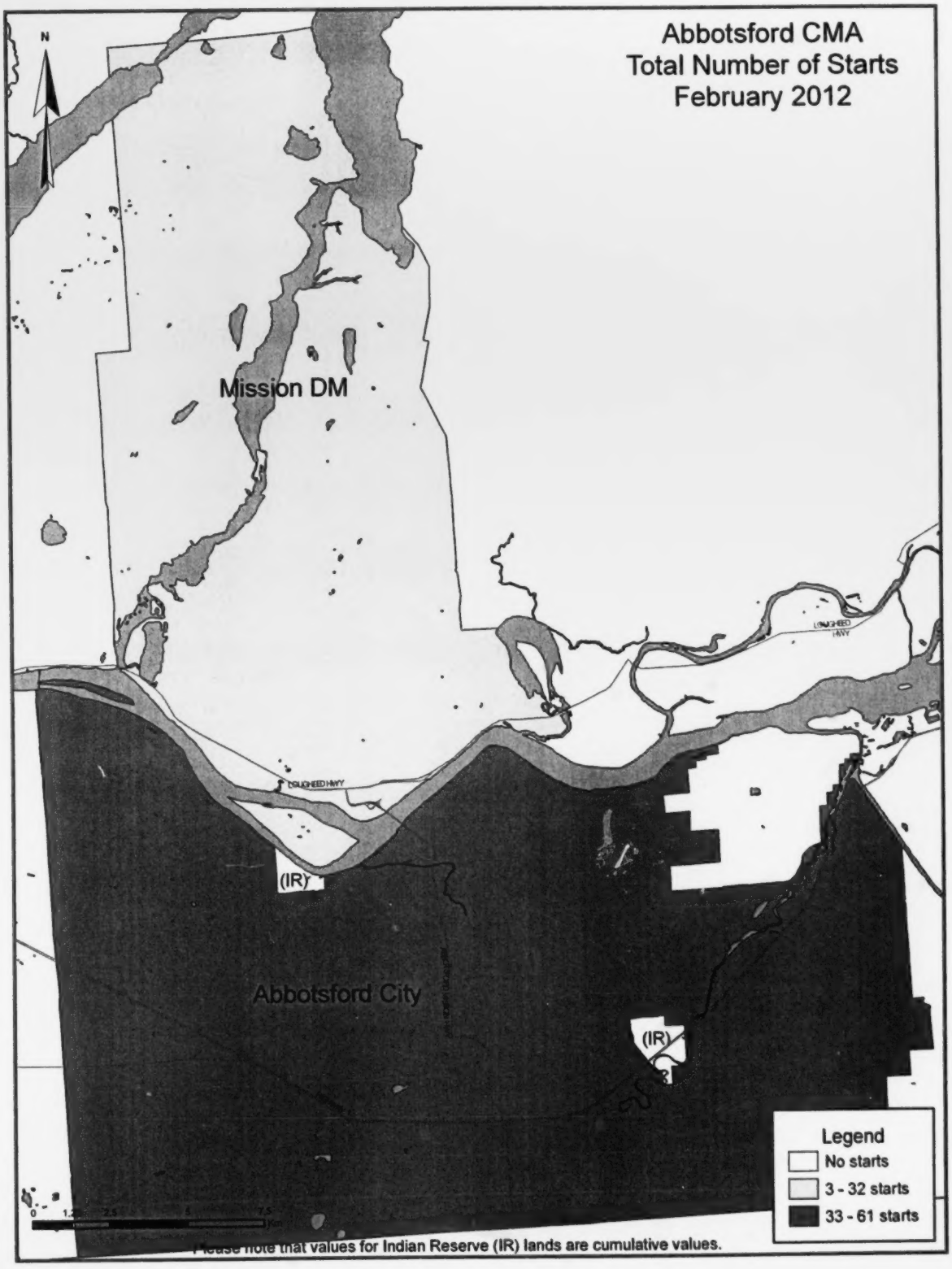

Vancouver CMA
Number of Starts (Multiples)
January - February 2012
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
11 - 291 starts
292 - 572 starts
573 - 853 starts
854 - 1,134 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

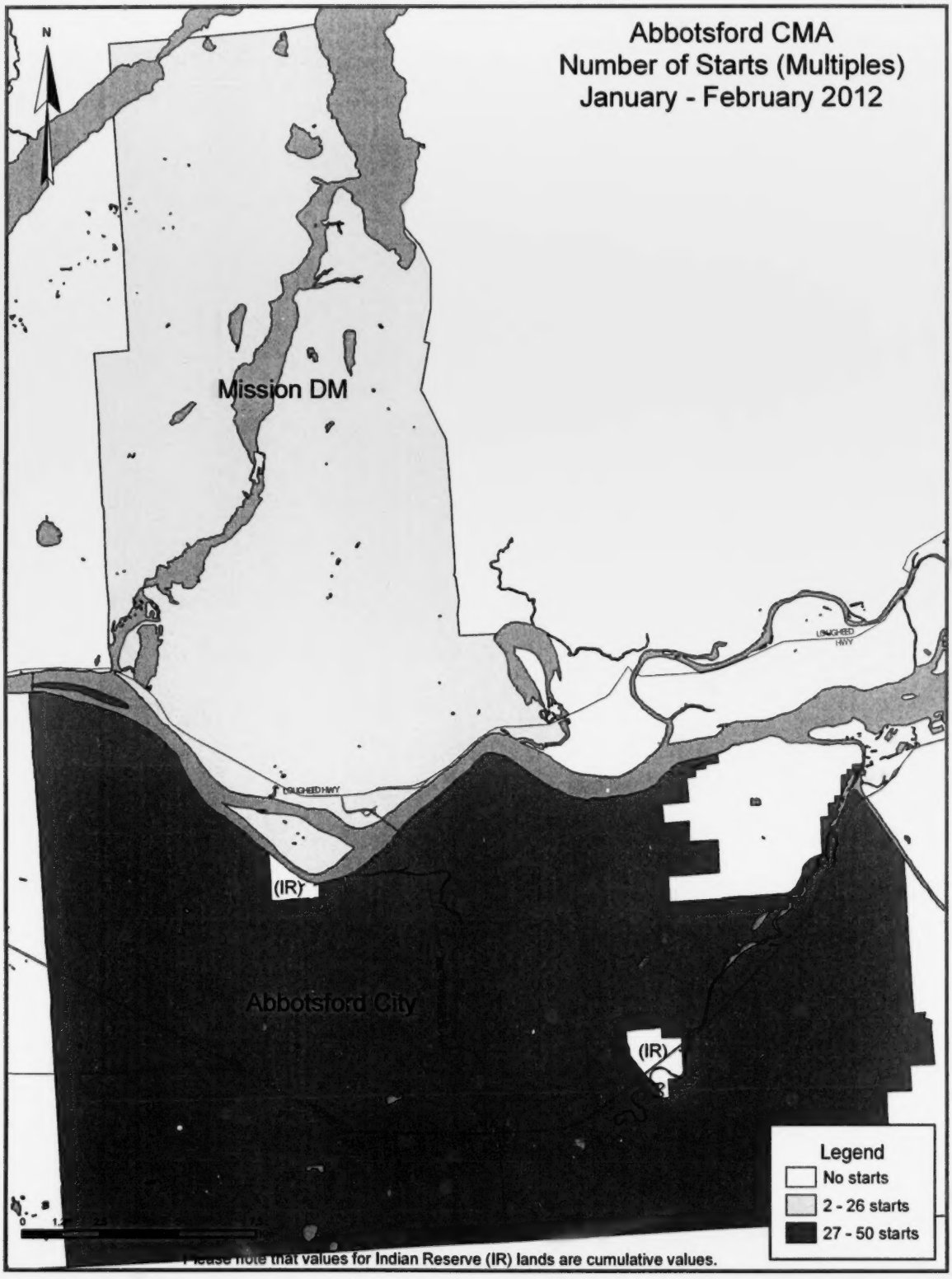

Vancouver CMA
Number of Starts (Singles)
January - February 2012
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Burnaby
New Westm
Richmond
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 31 starts
32 - 61 starts
62 - 91 starts
92 - 122 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

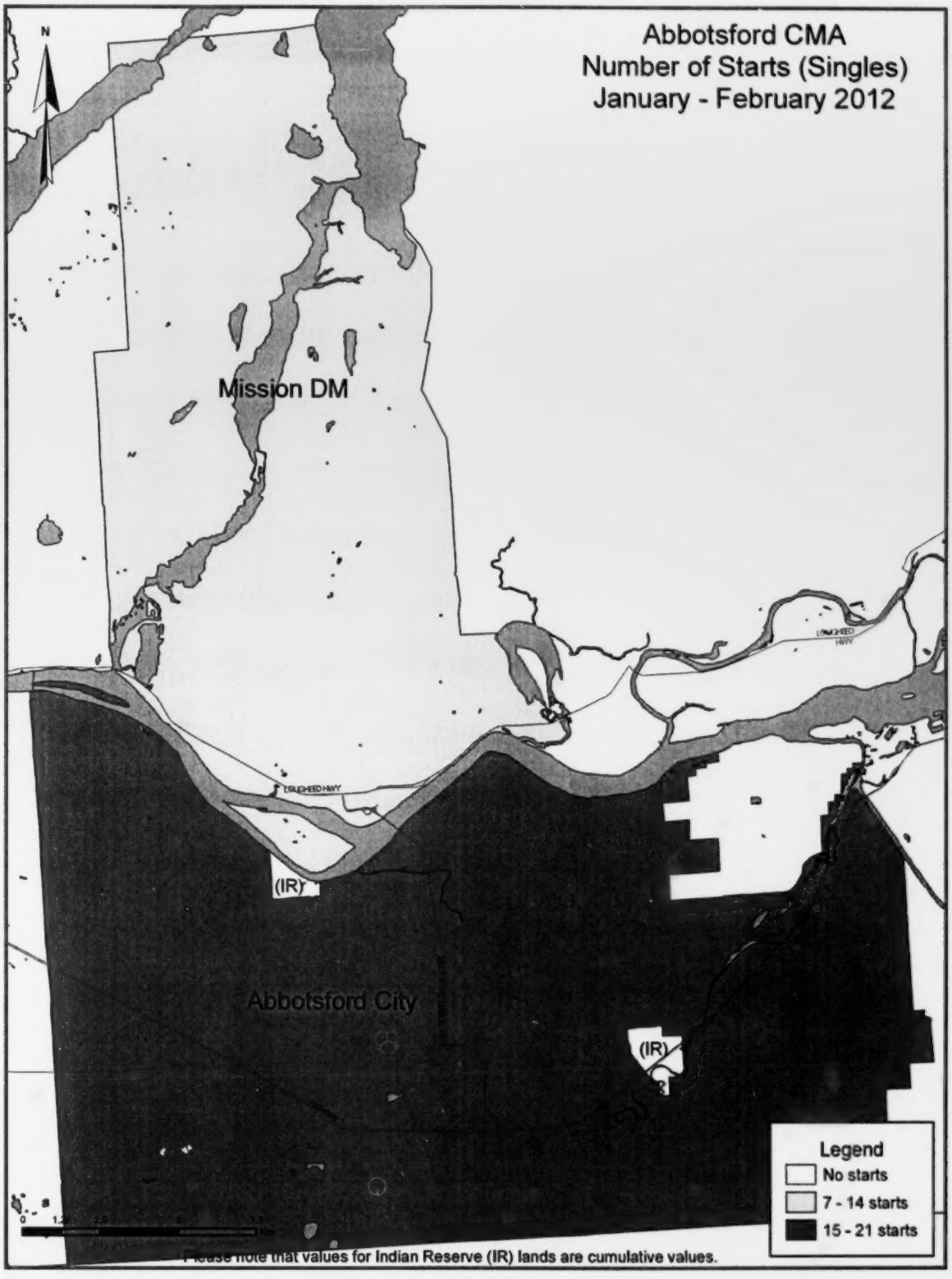

Vancouver CMA
Total Number of Starts
January - February 2012
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 314 starts
315 - 628 starts
629 - 941 starts
942 - 1,255 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

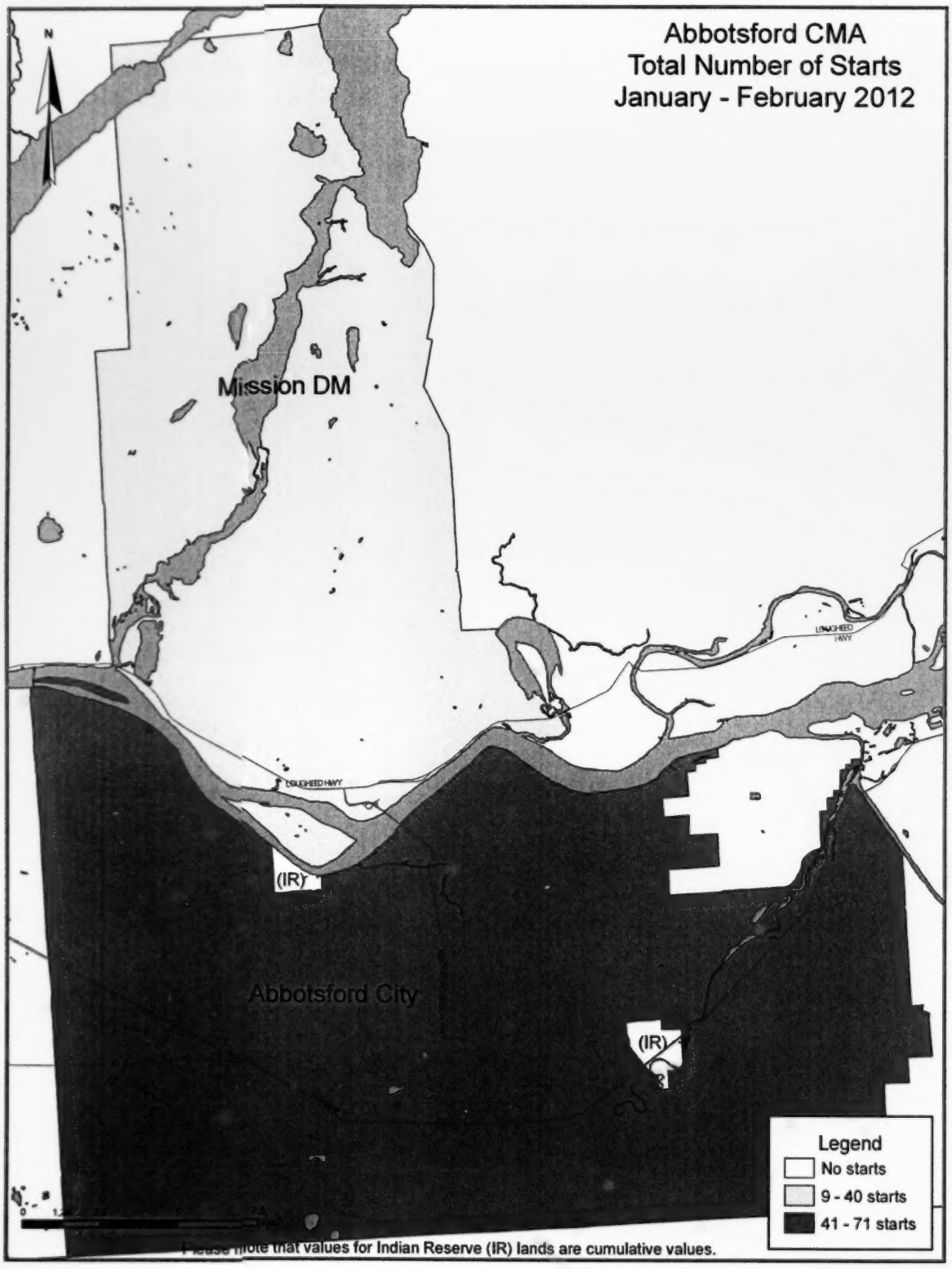

Abbotsford CMA
Number of Starts (Multiples)
February 2012
N
Mission DM
Abbotsford City
(IR)
(IR)
LOUGHEED HWY
LOUGHEED HWY
ABBOTSFORD-MISSION HWY
Legend
No starts
48 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
February 2012
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
3 - 8 starts
9 - 13 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
February 2012
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
3 - 32 starts
33 - 61 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - February 2012
N
Mission DM
LOUGHEED HWY
LOUGHEED HWY
(IR)
Abbotsford City
(IR)
Legend
No starts
2 - 26 starts
27 - 50 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - February 2012
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
7 - 14 starts
15 - 21 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - February 2012
N
Mission DM
LOUGHEED HWY
LOUGHEED HWY
(IR)
Abbotsford City
(IR)
Legend
No starts
9 - 40 starts
41 - 71 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2012	176	14	119	0	192	1,210	19	140	1,870
February 2011	178	20	102	2	265	609	23	215	1,414
% Change	-1.1	-30.0	16.7	-100.0	-27.5	98.7	-17.4	-34.9	32.2
Year-to-date 2012	420	32	284	0	313	2,191	44	140	3,424
Year-to-date 2011	337	48	184	3	539	1,335	43	361	2,850
% Change	24.6	-33.3	54.3	-100.0	-41.9	64.1	2.3	-61.2	20.1
UNDER CONSTRUCTION									
February 2012	3,012	244	2,071	34	2,212	11,622	295	1,521	21,011
February 2011	2,958	206	1,120	19	2,133	9,273	190	1,099	16,998
% Change	1.8	18.4	84.9	78.9	3.7	25.3	55.3	38.4	23.6
COMPLETIONS									
February 2012	326	24	194	0	317	179	20	87	1,147
February 2011	242	14	47	4	81	300	11	113	812
% Change	34.7	71.4	**	-100.0	**	-40.3	81.8	-23.0	41.3
Year-to-date 2012	541	36	320	0	591	1,414	39	115	3,056
Year-to-date 2011	507	34	137	14	272	579	21	175	1,739
% Change	6.7	5.9	133.6	-100.0	117.3	144.2	85.7	-34.3	75.7
COMPLETED & NOT ABSORBED									
February 2012	759	75	320	0	619	1,606	32	201	3,612
February 2011	726	84	152	6	430	1,648	7	180	3,233
% Change	4.5	-10.7	110.5	-100.0	44.0	-2.5	**	11.7	11.7
ABSORBED									
February 2012	287	26	166	0	306	308	15	47	1,155
February 2011	288	25	43	14	109	655	5	7	1,146
% Change	-0.3	4.0	**	-100.0	180.7	-53.0	200.0	**	0.8
Year-to-date 2012	498	48	272	0	535	1,314	34	80	2,781
Year-to-date 2011	531	44	123	14	252	973	15	38	1,990
% Change	-6.2	9.1	121.1	-100.0	112.3	35.0	126.7	110.5	39.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
February 2012	19	4	0	0	0	0	0	0	23
February 2011	11	6	0	0	16	0	0	0	33
Delta									
February 2012	1	0	0	0	4	0	0	0	5
February 2011	3	0	0	0	0	0	0	0	3
Langley									
February 2012	8	0	10	0	16	0	1	0	35
February 2011	10	0	22	0	5	0	5	0	42
Maple Ridge / Pitt Meadows									
February 2012	9	0	0	0	0	77	0	0	86
February 2011	25	0	0	0	0	0	0	71	96
New Westminster									
February 2012	4	0	0	0	0	188	0	0	192
February 2011	7	0	0	0	5	30	0	0	42
North Vancouver									
February 2012	5	0	2	0	0	176	3	0	186
February 2011	4	2	10	0	0	60	0	0	76
Richmond									
February 2012	18	0	22	0	15	11	0	0	66
February 2011	16	4	12	1	108	132	3	144	420
Surrey									
February 2012	48	0	20	0	99	0	1	0	168
February 2011	52	0	0	1	97	144	2	0	296
Tri-Cities									
February 2012	13	4	37	0	35	255	0	5	349
February 2011	5	4	16	0	14	234	0	0	273
University Endowment Lands									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	0	0	0	0	0	0	0	0	0
Vancouver City									
February 2012	29	6	16	0	17	485	14	5	572
February 2011	36	4	42	0	20	9	13	0	124
West Vancouver									
February 2012	18	0	0	0	6	18	0	130	172
February 2011	7	0	0	0	0	0	0	0	7
White Rock									
February 2012	2	0	12	0	0	0	0	0	14
February 2011	0	0	0	0	0	0	0	0	0
Indian Reserves									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
February 2012	176	14	119	0	192	1,210	19	140	1,870
February 2011	178	20	102	2	265	609	23	215	1,414

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
February 2012	325	98	0	0	169	1,991	0	64	2,647
February 2011	205	60	0	0	132	1,181	0	0	1,578
Delta									
February 2012	46	20	30	0	43	103	2	0	244
February 2011	91	2	4	0	60	111	3	2	273
Langley									
February 2012	149	2	186	24	175	468	2	0	1,006
February 2011	152	2	122	0	242	275	5	0	798
Maple Ridge / Pitt Meadows									
February 2012	121	0	0	0	150	112	3	117	503
February 2011	133	0	0	0	142	0	1	71	347
New Westminster									
February 2012	38	2	0	0	39	394	1	0	474
February 2011	54	0	0	11	31	130	0	129	355
North Vancouver									
February 2012	75	6	132	6	107	537	5	222	1,090
February 2011	89	6	66	0	23	462	1	52	699
Richmond									
February 2012	430	6	364	2	213	1,532	5	147	2,699
February 2011	317	10	292	1	277	630	8	231	1,766
Surrey									
February 2012	645	8	366	0	740	979	44	42	2,824
February 2011	939	8	2	6	756	1,422	2	49	3,184
Tri-Cities									
February 2012	165	16	273	0	193	1,392	0	34	2,073
February 2011	75	32	153	0	250	1,042	0	0	1,552
University Endowment Lands									
February 2012	5	0	0	0	16	172	0	107	300
February 2011	5	0	0	0	7	168	0	72	252
Vancouver City									
February 2012	740	80	662	2	346	3,809	232	658	6,529
February 2011	655	72	445	1	204	3,843	170	491	5,881
West Vancouver									
February 2012	189	6	0	0	11	18	0	130	354
February 2011	162	14	0	0	0	0	0	0	176
White Rock									
February 2012	19	0	56	0	10	12	0	0	97
February 2011	13	0	34	0	9	9	0	0	65
Indian Reserves									
February 2012	1	0	0	0	0	103	0	0	104
February 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
February 2012	3,012	244	2,071	34	2,212	11,622	295	1,521	21,011
February 2011	2,958	206	1,120	19	2,133	9,273	190	1,099	16,998

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
February 2012	27	6	0	0	0	0	0	0	33
February 2011	15	4	0	0	0	0	0	0	19
Delta									
February 2012	4	0	2	0	0	0	0	0	6
February 2011	7	0	0	0	0	0	0	0	7
Langley									
February 2012	18	0	34	0	40	0	1	0	93
February 2011	12	0	17	0	6	0	0	0	35
Maple Ridge / Pitt Meadows									
February 2012	35	0	0	0	20	0	1	0	56
February 2011	12	0	0	0	0	0	0	0	12
New Westminster									
February 2012	6	0	0	0	0	36	0	0	42
February 2011	5	2	0	4	0	0	0	0	11
North Vancouver									
February 2012	8	4	10	0	0	0	0	0	22
February 2011	1	0	6	0	4	0	0	0	11
Richmond									
February 2012	1	0	4	0	0	0	0	80	85
February 2011	12	0	0	0	9	0	0	0	21
Surrey									
February 2012	82	2	20	0	142	40	6	0	292
February 2011	113	2	0	0	53	45	0	5	218
Tri-Cities									
February 2012	88	0	78	0	100	0	0	1	267
February 2011	28	0	18	0	9	0	0	0	55
University Endowment Lands									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	0	0	0	0	0	0	0	0	0
Vancouver City									
February 2012	48	12	44	0	12	103	12	6	237
February 2011	16	6	2	0	0	255	11	108	398
West Vancouver									
February 2012	7	0	0	0	3	0	0	0	10
February 2011	14	0	0	0	0	0	0	0	14
White Rock									
February 2012	2	0	2	0	0	0	0	0	4
February 2011	1	0	4	0	0	0	0	0	5
Indian Reserves									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
February 2012	326	24	194	0	317	179	20	87	1,147
February 2011	242	14	47	4	81	300	11	113	812

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
February 2012	72	25	0	0	14	169	0	0	280
February 2011	76	38	0	0	35	138	0	0	287
Delta									
February 2012	7	2	0	0	3	18	0	0	30
February 2011	30	0	0	0	14	0	0	2	46
Langley									
February 2012	43	0	159	0	94	157	0	0	453
February 2011	27	2	50	0	51	48	0	0	178
Maple Ridge / Pitt Meadows									
February 2012	107	0	0	0	13	24	0	0	144
February 2011	75	0	0	0	32	88	0	0	195
New Westminster									
February 2012	18	2	0	0	2	98	0	0	120
February 2011	16	2	0	5	0	132	0	0	155
North Vancouver									
February 2012	12	4	10	0	16	153	0	0	195
February 2011	12	6	6	0	21	82	0	0	127
Richmond									
February 2012	43	5	22	0	75	1	2	40	188
February 2011	26	3	36	1	23	33	0	1	123
Surrey									
February 2012	252	0	28	0	251	523	23	13	1,090
February 2011	300	0	4	0	158	486	0	36	984
Tri-Cities									
February 2012	28	3	49	0	53	65	0	0	198
February 2011	17	8	30	0	21	66	0	28	170
University Endowment Lands									
February 2012	1	0	0	0	2	21	0	98	122
February 2011	0	0	0	0	2	44	0	113	159
Vancouver City									
February 2012	155	34	46	0	93	367	7	50	752
February 2011	118	25	12	0	67	501	7	0	730
West Vancouver									
February 2012	13	0	0	0	1	3	0	0	17
February 2011	16	0	0	0	0	6	0	0	22
White Rock									
February 2012	0	0	6	0	0	7	0	0	13
February 2011	3	0	14	0	0	24	0	0	41
Indian Reserves									
February 2012	0	0	0	0	2	0	0	0	2
February 2011	0	0	0	0	6	0	0	0	6
Vancouver CMA									
February 2012	759	75	320	0	619	1,606	32	201	3,612
February 2011	726	84	152	6	430	1,648	7	180	3,233

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
February 2012	27	13	0	0	8	6	0	0	54
February 2011	8	4	0	0	0	48	0	0	60
Delta									
February 2012	5	0	2	0	0	1	0	0	8
February 2011	6	0	0	0	1	0	0	0	7
Langley									
February 2012	18	0	20	0	46	6	1	0	91
February 2011	13	0	13	1	21	2	0	0	50
Maple Ridge / Pitt Meadows									
February 2012	23	0	0	0	20	0	1	0	44
February 2011	23	0	0	0	7	15	0	0	45
New Westminster									
February 2012	2	0	0	0	1	16	0	0	19
February 2011	7	0	0	13	0	98	0	0	118
North Vancouver									
February 2012	6	5	10	0	0	0	0	0	21
February 2011	2	6	4	0	0	0	0	0	12
Richmond									
February 2012	0	0	12	0	0	8	0	40	60
February 2011	13	0	0	0	10	0	0	1	24
Surrey									
February 2012	63	2	16	0	142	40	1	1	265
February 2011	134	2	0	0	60	62	0	6	264
Tri-Cities									
February 2012	83	0	60	0	79	8	0	1	231
February 2011	30	0	20	0	8	17	0	0	75
University Endowment Lands									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	0	0	0	0	0	0	0	0	0
Vancouver City									
February 2012	53	6	44	0	8	220	12	5	348
February 2011	31	13	0	0	2	413	5	0	464
West Vancouver									
February 2012	5	0	0	0	2	0	0	0	7
February 2011	16	0	0	0	0	0	0	0	16
White Rock									
February 2012	2	0	2	0	0	3	0	0	7
February 2011	1	0	6	0	0	0	0	0	7
Indian Reserves									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
February 2012	287	26	166	0	306	308	15	47	1,155
February 2011	288	25	43	14	109	655	5	7	1,146

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Vancouver CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	% Change
Anmore	0	2	0	0	0	0	0	0	0	2	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	6	3	0	2	0	0	0	0	6	5	20.0
Burnaby - Lougheed Mall	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - South & East	2	1	0	8	0	12	0	0	2	21	-90.5
Burnaby - Central Park	3	0	2	0	0	0	0	0	5	0	n/a
Burnaby - Remainder	7	6	2	0	0	0	0	0	9	6	50.0
Burnaby Total	19	11	4	10	0	12	0	0	23	33	-30.3
Coquitlam	11	4	4	4	39	14	105	250	159	272	-41.5
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	1	3	0	0	0	0	0	0	1	3	-66.7
Delta - North	0	0	4	0	0	0	0	0	4	0	n/a
Delta	1	3	4	0	0	0	0	0	5	3	66.7
Langley City	2	0	0	0	0	0	0	0	2	0	n/a
Langley District	7	15	0	0	16	5	10	22	33	42	-21.4
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	8	25	0	0	0	0	77	0	85	25	**
New Westminster	4	7	0	2	0	3	188	30	192	42	**
North Vancouver City	3	2	0	2	0	0	178	64	181	68	166.2
North Vancouver DM	5	2	0	0	0	0	0	6	5	8	-37.5
Pitt Meadows	1	0	0	0	0	0	0	71	1	71	-98.6
Port Coquitlam	0	1	0	0	0	0	0	0	0	1	-100.0
Port Moody	2	0	0	0	3	0	185	0	190	0	n/a
Richmond	18	20	4	16	21	96	23	288	66	420	-84.3
Surrey - South	16	16	4	4	6	10	0	0	26	30	-13.3
Surrey - Cloverdale	3	9	0	6	55	47	2	0	60	62	-3.2
Surrey - North	23	22	0	0	30	30	16	53	69	105	-34.3
Surrey - Guildford	1	1	0	0	0	0	0	0	1	1	0.0
Surrey - Whalley	6	7	0	0	4	0	2	91	12	98	-87.8
Surrey Total	49	55	4	10	95	87	20	144	168	296	-43.2
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	214	0	214	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	50	0	50	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	132	0	132	0	n/a
Vancouver - Granville/Oak	0	2	2	0	0	0	0	0	2	2	0.0
Vancouver - Kerrisdale	0	4	0	0	0	0	0	6	0	10	-100.0
Vancouver - Marpole	0	5	0	0	0	0	0	4	0	9	-100.0
Vancouver - Eastside	29	21	4	0	17	20	103	28	153	69	121.7
Vancouver - Mt. Pleasant	0	0	0	4	0	0	0	9	0	13	-100.0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	14	17	0	0	0	0	7	4	21	21	0.0
Vancouver Total	43	49	6	4	17	20	506	51	572	124	**
West Vancouver	18	7	6	0	0	0	148	0	172	7	**
White Rock	2	0	0	0	0	0	12	0	14	0	n/a
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	195	203	32	48	191	237	1,452	926	1,870	1,414	32.2

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Anmore	0	2	0	0	0	0	0	0	0	2	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	14	10	2	6	0	0	0	13	16	29	-44.8
Burnaby - Lougheed Mall	2	1	0	0	0	0	0	0	2	1	100.0
Burnaby - South & East	4	1	2	8	0	12	0	0	6	21	-71.4
Burnaby - Central Park	3	1	4	2	0	0	342	0	349	3	**
Burnaby - Remainder	14	11	2	6	0	40	0	74	16	131	-87.8
Burnaby Total	37	24	10	22	0	52	342	87	389	185	110.3
Coquitlam	27	11	4	8	51	54	187	256	269	329	-18.2
Delta - Tsawwassen	0	1	0	0	0	0	0	0	0	1	-100.0
Delta - Ladner	1	4	0	0	0	0	0	0	1	4	-75.0
Delta - North	0	10	6	0	0	0	2	2	8	12	-33.3
Delta	2	15	8	0	0	0	6	2	16	17	-5.9
Langley City	2	2	0	0	0	0	0	0	2	2	0.0
Langley District	24	24	0	0	43	41	22	34	89	99	-10.1
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	27	32	0	0	0	28	77	0	104	60	73.3
New Westminster	6	14	2	2	0	12	188	30	196	58	**
North Vancouver City	5	5	0	2	0	0	182	118	187	125	49.6
North Vancouver DM	10	2	0	0	0	0	30	12	40	14	185.7
Pitt Meadows	1	0	0	0	0	0	0	71	1	71	-98.6
Port Coquitlam	1	2	0	0	9	0	2	10	12	12	0.0
Port Moody	3	0	0	0	13	5	185	0	201	5	**
Richmond	48	34	8	24	33	125	39	302	128	485	-73.6
Surrey - South	49	28	4	4	30	10	12	42	95	84	13.1
Surrey - Cloverdale	9	18	0	12	59	50	10	43	78	123	-36.6
Surrey - North	50	41	0	2	42	69	28	107	120	219	-45.2
Surrey - Guildford	2	1	0	0	17	0	0	0	19	1	**
Surrey - Whalley	12	11	0	0	4	0	6	91	22	102	-78.4
Surrey Total	122	99	4	18	152	129	56	283	334	529	-36.9
University Endowment Lands	0	0	0	0	0	0	0	72	0	72	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	401	302	401	302	32.8
Vancouver - Kitsilano	0	0	0	2	0	6	53	62	53	70	-24.3
Vancouver - False Creek	0	0	0	0	0	0	299	0	299	0	n/a
Vancouver - Granville/Oak	0	2	2	0	0	0	3	0	5	2	150.0
Vancouver - Kerrisdale	4	4	0	0	0	0	0	6	4	10	-60.0
Vancouver - Marpole	2	9	0	0	0	0	0	4	2	13	-84.6
Vancouver - Eastside	70	46	8	2	17	20	330	64	425	132	**
Vancouver - Mt. Pleasant	0	2	0	8	0	24	0	145	0	179	-100.0
Vancouver - Strath/Grand	2	0	4	0	0	0	0	0	6	0	n/a
Vancouver - Westside	43	36	0	0	0	3	17	8	60	47	27.7
Vancouver Total	121	99	14	12	17	53	1,103	603	1,255	767	63.6
West Vancouver	23	17	6	0	0	0	148	0	177	17	**
White Rock	3	1	0	0	0	0	19	0	22	1	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	464	383	56	88	318	499	2,586	1,880	3,424	2,850	20.1

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	12	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	12	0	0	0	0	0	0
Coquitlam	39	14	0	0	100	250	5	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	16	5	0	0	10	22	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	77	0	0	0
New Westminster	0	3	0	0	188	30	0	0
North Vancouver City	0	0	0	0	178	64	0	0
North Vancouver DM	0	0	0	0	0	6	0	0
Pitt Meadows	0	0	0	0	0	0	0	71
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	3	0	0	0	185	0	0	0
Richmond	21	96	0	0	23	144	0	144
Surrey - South	6	10	0	0	0	0	0	0
Surrey - Cloverdale	55	47	0	0	2	0	0	0
Surrey - North	30	30	0	0	16	53	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	4	0	0	0	2	91	0	0
Surrey Total	95	87	0	0	20	144	0	0
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	214	0	0	0
Vancouver - Kitsilano	0	0	0	0	50	0	0	0
Vancouver - False Creek	0	0	0	0	132	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	6	0	0
Vancouver - Marpole	0	0	0	0	0	4	0	0
Vancouver - Eastside	17	20	0	0	100	28	3	0
Vancouver - Mt. Pleasant	0	0	0	0	0	9	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	5	4	2	0
Vancouver Total	17	20	0	0	501	51	5	0
West Vancouver	0	0	0	0	18	0	130	0
White Rock	0	0	0	0	12	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	191	237	0	0	1,312	711	140	215

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	13	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	12	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	342	0	0	0
Burnaby - Remainder	0	40	0	0	0	74	0	0
Burnaby Total	0	52	0	0	342	87	0	0
Coquitlam	51	54	0	0	182	256	5	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	2	2	0	0
Delta	0	0	0	0	6	2	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	43	41	0	0	22	34	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	28	0	0	77	0	0	0
New Westminster	0	12	0	0	188	30	0	0
North Vancouver City	0	0	0	0	182	118	0	0
North Vancouver DM	0	0	0	0	30	12	0	0
Pitt Meadows	0	0	0	0	0	0	0	71
Port Coquitlam	9	0	0	0	2	10	0	0
Port Moody	13	5	0	0	185	0	0	0
Richmond	33	125	0	0	39	158	0	144
Surrey - South	30	10	0	0	12	42	0	0
Surrey - Cloverdale	59	50	0	0	10	43	0	0
Surrey - North	42	69	0	0	28	107	0	0
Surrey - Guildford	17	0	0	0	0	0	0	0
Surrey - Whalley	4	0	0	0	6	91	0	0
Surrey Total	152	129	0	0	56	283	0	0
University Endowment Lands	0	0	0	0	0	0	0	72
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	401	302	0	0
Vancouver - Kitsilano	0	6	0	0	53	0	0	62
Vancouver - False Creek	0	0	0	0	299	0	0	0
Vancouver - Granville/Oak	0	0	0	0	3	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	6	0	0
Vancouver - Marpole	0	0	0	0	0	4	0	0
Vancouver - Eastside	17	20	0	0	327	52	3	12
Vancouver - Mt. Pleasant	0	24	0	0	0	145	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	3	0	0	15	8	2	0
Vancouver Total	17	53	0	0	1,098	529	5	74
West Vancouver	0	0	0	0	18	0	130	0
White Rock	0	0	0	0	19	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	318	499	0	0	2,446	1,519	140	361

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Anmore	0	2	0	0	0	0	0	2
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	0	0	0	0	0	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	6	5	0	0	0	0	6	5
Burnaby - Lougheed Mall	1	1	0	0	0	0	1	1
Burnaby - South & East	2	5	0	16	0	0	2	21
Burnaby - Central Park	5	0	0	0	0	0	5	0
Burnaby - Remainder	9	6	0	0	0	0	9	6
Burnaby Total	23	17	0	16	0	0	23	33
Coquitlam	52	24	102	248	5	0	159	272
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	1	3	0	0	0	0	1	3
Delta - North	0	0	4	0	0	0	4	0
Delta	1	3	4	0	0	0	5	3
Langley City	2	0	0	0	0	0	2	0
Langley District	16	32	16	5	1	5	33	42
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	8	25	77	0	0	0	85	25
New Westminster	4	7	188	35	0	0	192	42
North Vancouver City	2	8	176	60	3	0	181	68
North Vancouver DM	5	8	0	0	0	0	5	8
Pitt Meadows	1	0	0	0	0	71	1	71
Port Coquitlam	0	1	0	0	0	0	0	1
Port Moody	2	0	188	0	0	0	190	0
Richmond	40	32	26	241	0	147	66	420
Surrey - South	16	16	10	14	0	0	26	30
Surrey - Cloverdale	5	8	55	54	0	0	60	62
Surrey - North	38	20	30	83	1	2	69	105
Surrey - Guildford	1	1	0	0	0	0	1	1
Surrey - Whalley	8	7	4	91	0	0	12	98
Surrey Total	68	52	99	242	1	2	168	296
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	214	0	0	0	214	0
Vancouver - Kitsilano	0	0	50	0	0	0	50	0
Vancouver - False Creek	0	0	132	0	0	0	132	0
Vancouver - Granville/Oak	2	2	0	0	0	0	2	2
Vancouver - Kerrisdale	0	9	0	0	0	1	0	10
Vancouver - Marpole	0	8	0	0	0	1	0	9
Vancouver - Eastside	35	40	103	20	15	9	153	69
Vancouver - Mt. Pleasant	0	4	0	9	0	0	0	13
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	14	19	3	0	4	2	21	21
Vancouver Total	51	82	502	29	19	13	572	124
West Vancouver	18	7	24	0	130	0	172	7
White Rock	14	0	0	0	0	0	14	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	309	300	1,402	876	159	238	1,870	1,414

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - February 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	0	2	0	0	0	0	0	2
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	0	0	0	0	0	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	14	16	2	13	0	0	16	29
Burnaby - Lougheed Mall	2	1	0	0	0	0	2	1
Burnaby - South & East	6	5	0	16	0	0	6	21
Burnaby - Central Park	7	3	342	0	0	0	349	3
Burnaby - Remainder	16	17	0	114	0	0	16	131
Burnaby Total	45	42	344	143	0	0	389	185
Coquitlam	78	41	186	288	5	0	269	329
Delta - Tsawwassen	0	1	0	0	0	0	0	1
Delta - Ladner	1	4	0	0	0	0	1	4
Delta - North	4	12	4	0	0	0	8	12
Delta	12	17	4	0	0	0	16	17
Langley City	2	2	0	0	0	0	2	2
Langley District	43	53	43	41	3	5	89	99
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	27	31	77	28	0	1	104	60
New Westminster	8	14	188	44	0	0	196	58
North Vancouver City	8	10	176	114	3	1	187	125
North Vancouver DM	16	14	24	0	0	0	40	14
Pitt Meadows	1	0	0	0	0	71	1	71
Port Coquitlam	3	2	9	10	0	0	12	12
Port Moody	3	0	198	5	0	0	201	5
Richmond	98	64	30	274	0	147	128	485
Surrey - South	61	30	34	54	0	0	95	84
Surrey - Cloverdale	17	17	59	106	2	0	78	123
Surrey - North	76	39	42	178	2	2	120	219
Surrey - Guildford	2	1	17	0	0	0	19	1
Surrey - Whalley	18	11	4	91	0	0	22	102
Surrey Total	174	98	156	429	4	2	334	529
University Endowment Lands	0	0	0	0	0	72	0	72
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	401	302	0	0	401	302
Vancouver - Kitsilano	3	2	50	6	0	62	53	70
Vancouver - False Creek	0	0	299	0	0	0	299	0
Vancouver - Granville/Oak	2	2	3	0	0	0	5	2
Vancouver - Kerrisdale	4	9	0	0	0	1	4	10
Vancouver - Marpole	2	11	0	0	0	2	2	13
Vancouver - Eastside	107	79	286	20	32	33	425	132
Vancouver - Mt. Pleasant	0	10	0	169	0	0	0	179
Vancouver - Strath/Grand	6	0	0	0	0	0	6	0
Vancouver - Westside	50	36	3	4	7	7	60	47
Vancouver Total	174	161	1,042	501	39	105	1,255	767
West Vancouver	23	17	24	0	130	0	177	17
White Rock	19	1	3	0	0	0	22	1
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	736	569	2,504	1,877	184	404	3,424	2,850

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	% Change
Anmore	0	3	0	0	0	0	0	0	0	3	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - Mountain	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - North	8	4	0	0	0	0	0	0	8	4	100.0
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	4	0	0	0	0	0	0	0	4	0	n/a
Burnaby - Central Park	4	9	0	2	0	0	0	0	4	11	-63.6
Burnaby - Remainder	9	2	6	2	0	0	0	0	15	4	**
Burnaby Total	27	15	6	4	0	0	0	0	33	19	73.7
Coquitlam	88	26	0	0	100	9	79	18	267	53	**
Delta - Tsawwassen	1	1	0	0	0	0	0	0	1	1	0.0
Delta - Ladner	3	6	0	0	0	0	2	0	5	6	-16.7
Delta - North	0	0	0	0	0	0	0	0	0	0	n/a
Delta	4	7	0	0	0	0	2	0	6	7	-14.3
Langley City	1	1	0	0	0	0	0	0	1	1	0.0
Langley District	18	11	0	0	40	11	34	12	92	34	170.6
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	36	12	2	0	18	0	0	0	56	12	**
New Westminster	6	9	0	2	0	0	36	0	42	11	**
North Vancouver City	1	0	4	0	0	0	8	6	13	6	116.7
North Vancouver DM	7	1	0	0	0	4	2	0	9	5	80.0
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	0	0	0	0	0	0	0	0	0	0	n/a
Port Moody	0	2	0	0	0	0	0	0	0	2	-100.0
Richmond	1	12	0	0	0	9	84	0	85	21	**
Surrey - South	22	23	6	0	36	17	40	0	104	40	160.0
Surrey - Cloverdale	23	30	4	0	28	0	2	4	57	34	67.6
Surrey - North	36	45	0	6	60	30	16	46	112	127	-11.8
Surrey - Guildford	0	2	0	0	0	0	0	0	0	2	-100.0
Surrey - Whalley	7	13	2	2	8	0	2	0	19	15	26.7
Surrey Total	88	113	12	8	132	47	60	50	292	218	33.9
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	1	0	0	0	0	0	0	363	1	363	-99.7
Vancouver - Kitsilano	0	1	2	0	12	0	0	0	14	1	**
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	1	0	0	0	0	0	2	1	3	-66.7
Vancouver - Kerrisdale	2	2	0	0	0	0	0	0	2	2	0.0
Vancouver - Marpole	3	3	0	0	0	0	3	0	6	3	100.0
Vancouver - Eastside	42	9	10	0	0	0	39	0	91	9	**
Vancouver - Mt. Pleasant	0	0	0	2	0	0	103	0	103	2	**
Vancouver - Strath/Grand	1	0	0	2	0	0	0	0	1	2	-50.0
Vancouver - Westside	10	11	0	2	0	0	8	0	18	13	38.5
Vancouver Total	60	27	12	6	12	0	153	365	237	398	-40.5
West Vancouver	7	14	0	0	3	0	0	0	10	14	-28.6
White Rock	2	1	0	0	0	0	2	4	4	5	-20.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	346	257	36	20	305	80	460	455	1,147	812	41.3

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Anmore	0	3	0	0	0	0	0	0	0	3	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	4	0	0	0	0	0	0	0	4	-100.0
Burnaby - Mountain	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - North	12	13	0	2	0	8	0	0	12	23	-47.8
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	10	1	0	0	12	12	37	0	59	13	**
Burnaby - Central Park	4	11	0	2	0	0	0	0	4	13	-69.2
Burnaby - Remainder	15	9	8	4	5	8	185	214	213	235	-9.4
Burnaby Total	43	34	8	8	17	28	222	214	290	284	2.1
Coquitlam	88	36	0	12	126	9	83	102	297	159	86.8
Delta - Tsawwassen	1	1	0	0	0	0	0	0	1	1	0.0
Delta - Ladner	3	6	0	0	0	0	2	0	5	6	-16.7
Delta - North	10	3	0	0	27	20	4	0	41	23	78.3
Delta	14	10	0	0	27	20	6	0	47	30	56.7
Langley City	1	2	0	0	0	0	0	0	1	2	-50.0
Langley District	37	24	0	0	84	71	68	26	189	121	56.2
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	59	22	2	4	47	0	0	0	108	26	**
New Westminster	7	20	0	2	12	0	87	0	106	22	**
North Vancouver City	2	2	4	0	0	0	148	6	154	8	**
North Vancouver DM	10	5	0	0	0	4	2	0	12	9	33.3
Pitt Meadows	0	8	0	0	0	0	0	0	0	8	-100.0
Port Coquitlam	1	2	0	2	0	0	116	24	117	28	**
Port Moody	3	5	0	0	0	0	0	0	3	5	-40.0
Richmond	15	14	4	8	18	15	126	4	163	41	**
Surrey - South	44	51	6	14	60	30	44	0	154	95	62.1
Surrey - Cloverdale	38	72	6	0	55	8	93	15	192	95	102.1
Surrey - North	74	106	0	14	60	51	30	47	164	218	-24.8
Surrey - Guildford	0	2	0	0	0	0	0	0	0	2	-100.0
Surrey - Whalley	14	20	2	2	18	0	4	0	38	22	72.7
Surrey Total	170	251	14	30	193	89	171	62	548	432	26.9
University Endowment Lands	0	0	0	0	0	0	0	62	0	62	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	1	0	0	0	0	0	440	363	441	363	21.5
Vancouver - Kitsilano	3	1	4	0	21	3	2	3	30	7	**
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	1	0	0	3	0	0	2	4	3	33.3
Vancouver - Kerrisdale	4	14	0	0	0	0	0	0	4	14	-71.4
Vancouver - Marpole	4	8	0	0	0	0	3	2	7	10	-30.0
Vancouver - Eastside	70	26	14	0	6	0	254	8	344	34	**
Vancouver - Mt. Pleasant	1	0	0	2	0	0	103	0	104	2	**
Vancouver - Strath/Grand	5	0	0	2	0	0	0	0	5	2	150.0
Vancouver - Westside	12	30	0	2	18	0	14	0	44	32	37.5
Vancouver Total	101	80	18	6	48	3	816	378	983	467	110.5
West Vancouver	25	18	2	0	3	0	0	0	30	18	66.7
White Rock	4	2	0	0	0	0	4	8	8	10	-20.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	580	542	52	72	575	239	1,849	886	3,056	1,739	75.7

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	0	0	0	0
Coquitlam	100	9	0	0	78	18	1	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	2	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	2	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	40	11	0	0	34	12	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	18	0	0	0	0	0	0	0
New Westminster	0	0	0	0	36	0	0	0
North Vancouver City	0	0	0	0	8	6	0	0
North Vancouver DM	0	4	0	0	2	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	9	0	0	4	0	80	0
Surrey - South	36	17	0	0	40	0	0	0
Surrey - Cloverdale	28	0	0	0	2	0	0	4
Surrey - North	60	30	0	0	16	45	0	1
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	8	0	0	0	2	0	0	0
Surrey Total	132	47	0	0	60	45	0	5
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	255	0	108
Vancouver - Kitsilano	12	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	2	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	2	0	1	0
Vancouver - Eastside	0	0	0	0	34	0	5	0
Vancouver - Mt. Pleasant	0	0	0	0	103	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	8	0	0	0
Vancouver Total	12	0	0	0	147	257	6	108
West Vancouver	3	0	0	0	0	0	0	0
White Rock	0	0	0	0	2	4	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	305	80	0	0	373	342	87	113

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	8	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	12	0	0	37	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	5	8	0	0	185	214	0	0
Burnaby Total	17	28	0	0	222	214	0	0
Coquitlam	126	9	0	0	82	52	1	50
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	2	0	0	0
Delta - North	27	20	0	0	4	0	0	0
Delta	27	20	0	0	6	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	84	71	0	0	68	26	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	47	0	0	0	0	0	0	0
New Westminster	12	0	0	0	63	0	24	0
North Vancouver City	0	0	0	0	148	6	0	0
North Vancouver DM	0	4	0	0	2	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	116	24	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	18	15	0	0	46	4	80	0
Surrey - South	60	30	0	0	44	0	0	0
Surrey - Cloverdale	55	8	0	0	93	0	0	15
Surrey - North	60	51	0	0	30	45	0	2
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	18	0	0	0	4	0	0	0
Surrey Total	193	89	0	0	171	45	0	17
University Endowment Lands	0	0	0	0	0	62	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	440	255	0	108
Vancouver - Kitsilano	21	3	0	0	2	3	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	3	0	0	0	0	2	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	2	2	1	0
Vancouver - Eastside	6	0	0	0	245	8	9	0
Vancouver - Mt. Pleasant	0	0	0	0	103	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	18	0	0	0	14	0	0	0
Vancouver Total	48	3	0	0	806	270	10	108
West Vancouver	3	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	8	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	575	239	0	0	1,734	711	115	175

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Anmore	0	3	0	0	0	0	0	3
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	3	0	0	0	0	0	3
Burnaby - Mountain	1	0	0	0	0	0	1	0
Burnaby - North	8	4	0	0	0	0	8	4
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	4	0	0	0	0	0	4	0
Burnaby - Central Park	4	11	0	0	0	0	4	11
Burnaby - Remainder	15	4	0	0	0	0	15	4
Burnaby Total	33	19	0	0	0	0	33	19
Coquitlam	166	44	100	9	1	0	267	53
Delta - Tsawwassen	1	1	0	0	0	0	1	1
Delta - Ladner	5	6	0	0	0	0	5	6
Delta - North	0	0	0	0	0	0	0	0
Delta	6	7	0	0	0	0	6	7
Langley City	1	1	0	0	0	0	1	1
Langley District	51	28	40	6	1	0	92	34
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	35	12	20	0	1	0	56	12
New Westminster	6	7	36	4	0	0	42	11
North Vancouver City	13	6	0	0	0	0	13	6
North Vancouver DM	9	1	0	4	0	0	9	5
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	2	0	0	0	0	0	2
Richmond	5	12	0	9	80	0	85	21
Surrey - South	22	23	82	17	0	0	104	40
Surrey - Cloverdale	19	30	32	0	6	4	57	34
Surrey - North	52	45	60	81	0	1	112	127
Surrey - Guildford	0	2	0	0	0	0	0	2
Surrey - Whalley	11	15	8	0	0	0	19	15
Surrey Total	104	115	182	98	6	5	292	218
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	1	0	0	255	0	108	1	363
Vancouver - Kitsilano	2	1	12	0	0	0	14	1
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	1	2	0	0	0	1	1	3
Vancouver - Kerrisdale	2	1	0	0	0	1	2	2
Vancouver - Marpole	4	2	0	0	2	1	6	3
Vancouver - Eastside	77	4	0	0	14	5	91	9
Vancouver - Mt. Pleasant	0	2	103	0	0	0	103	2
Vancouver - Strath/Grand	1	2	0	0	0	0	1	2
Vancouver - Westside	16	10	0	0	2	3	18	13
Vancouver Total	104	24	115	255	18	119	237	398
West Vancouver	7	14	3	0	0	0	10	14
White Rock	4	5	0	0	0	0	4	5
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	544	303	496	385	107	124	1,147	812

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2011	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Belcarra													
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Bowen Island													
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Burnaby													
February 2012	1	3.7	1	3.7	7	25.9	17	63.0	1	3.7	27	1,018,000	1,062,844
February 2011	0	0.0	1	12.5	4	50.0	3	37.5	0	0.0	8	--	--
Year-to-date 2012	1	2.2	1	2.2	12	26.7	28	62.2	3	6.7	45	1,028,000	1,111,007
Year-to-date 2011	0	0.0	1	4.3	13	56.5	7	30.4	2	8.7	23	928,000	1,045,761
Coquitlam													
February 2012	0	0.0	23	27.7	53	63.9	7	8.4	0	0.0	83	809,900	823,992
February 2011	0	0.0	18	64.3	8	28.6	2	7.1	0	0.0	28	730,909	759,114
Year-to-date 2012	0	0.0	23	27.7	53	63.9	7	8.4	0	0.0	83	809,900	823,992
Year-to-date 2011	0	0.0	18	46.2	10	25.6	9	23.1	2	5.1	39	760,662	841,715
Delta													
February 2012	1	20.0	0	0.0	0	0.0	2	40.0	2	40.0	5	--	--
February 2011	0	0.0	0	0.0	5	83.3	1	16.7	0	0.0	6	--	--
Year-to-date 2012	1	6.7	2	13.3	8	53.3	2	13.3	2	13.3	15	809,063	969,892
Year-to-date 2011	1	10.0	0	0.0	8	80.0	1	10.0	0	0.0	10	800,000	787,690
Langley City													
February 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
February 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Langley District													
February 2012	6	37.5	3	18.8	3	18.8	4	25.0	0	0.0	16	669,500	817,094
February 2011	7	53.8	2	15.4	4	30.8	0	0.0	0	0.0	13	599,000	656,809
Year-to-date 2012	7	28.0	6	24.0	3	12.0	6	24.0	3	12.0	25	699,900	906,452
Year-to-date 2011	12	48.0	7	28.0	4	16.0	1	4.0	1	4.0	25	619,000	745,248

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Maple Ridge													
February 2012	17	73.9	6	26.1	0	0.0	0	0.0	0	0.0	23	569,900	591,782
February 2011	12	60.0	5	25.0	3	15.0	0	0.0	0	0.0	20	559,800	596,805
Year-to-date 2012	29	74.4	10	25.6	0	0.0	0	0.0	0	0.0	39	569,900	575,161
Year-to-date 2011	16	66.7	5	20.8	3	12.5	0	0.0	0	0.0	24	559,450	590,746
New Westminster													
February 2012	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
February 2011	19	95.0	1	5.0	0	0.0	0	0.0	0	0.0	20	515,900	513,198
Year-to-date 2012	1	20.0	1	20.0	2	40.0	1	20.0	0	0.0	5	--	--
Year-to-date 2011	20	87.0	2	8.7	1	4.3	0	0.0	0	0.0	23	518,127	536,689
North Vancouver City													
February 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
North Vancouver DM													
February 2012	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	--	--
February 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	6	75.0	2	25.0	8	--	--
Year-to-date 2011	0	0.0	0	0.0	1	14.3	3	42.9	3	42.9	7	--	--
Pitt Meadows													
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2011	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	8	100.0	0	0.0	0	0.0	0	0.0	0	0.0	8	--	--
Port Coquitlam													
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Port Moody													
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2011	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	1	25.0	3	75.0	0	0.0	4	--	--
Richmond													
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2011	0	0.0	0	0.0	1	7.7	5	38.5	7	53.8	13	1,600,000	1,627,970
Year-to-date 2012	0	0.0	0	0.0	0	0.0	6	50.0	6	50.0	12	1,521,500	1,648,667
Year-to-date 2011	0	0.0	0	0.0	1	6.7	6	40.0	8	53.3	15	1,600,000	1,656,833

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
February 2012	19	30.2	27	42.9	9	14.3	2	3.2	6	9.5	63	680,000	805,894
February 2011	47	35.1	53	39.6	30	22.4	2	1.5	2	1.5	134	634,419	684,066
Year-to-date 2012	41	27.5	56	37.6	38	25.5	4	2.7	10	6.7	149	699,900	778,444
Year-to-date 2011	105	38.2	97	35.3	59	21.5	12	4.4	2	0.7	275	629,000	689,176
University Endowment Lands													
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver City													
February 2012	0	0.0	0	0.0	9	17.0	19	35.8	25	47.2	53	1,300,000	2,007,698
February 2011	0	0.0	0	0.0	5	16.1	4	12.9	22	71.0	31	2,698,000	2,506,335
Year-to-date 2012	0	0.0	0	0.0	15	17.4	33	38.4	38	44.2	86	1,214,000	2,009,052
Year-to-date 2011	0	0.0	0	0.0	10	16.9	5	8.5	44	74.6	59	2,698,000	2,530,481
West Vancouver													
February 2012	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
February 2011	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	3,009,500	3,180,438
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	3,240,000	3,303,816
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	2,888,500	3,149,750
White Rock													
February 2012	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
February 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Indian Reserves													
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
February 2012	44	15.3	63	22.0	82	28.6	56	19.5	42	14.6	287	837,183	1,115,544
February 2011	89	29.5	81	26.8	60	19.9	19	6.3	53	17.5	302	703,760	1,064,640
Year-to-date 2012	80	16.1	102	20.6	131	26.4	96	19.4	87	17.5	496	846,000	1,166,634
Year-to-date 2011	164	30.1	131	24.0	112	20.6	52	9.5	86	15.8	545	719,000	1,047,882

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2012						
Submarket	Feb 2012	Feb 2011	% Change	YTD 2012	YTD 2011	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby Total	1,062,844	--	n/a	1,111,007	1,045,761	6.2
Coquitlam	823,992	759,114	8.5	823,992	841,715	-2.1
Delta	--	--	n/a	969,892	787,690	23.1
Langley City	--	--	n/a	--	--	n/a
Langley District	817,094	656,809	24.4	906,452	745,248	21.6
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	591,782	596,805	-0.8	575,161	590,746	-2.6
New Westminster	--	513,198	n/a	--	536,689	n/a
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	--	--	n/a
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	--	1,627,970	n/a	1,648,667	1,656,833	-0.5
Surrey Total	805,894	684,066	17.8	778,444	689,176	13.0
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,007,698	2,506,335	-19.9	2,009,052	2,530,481	-20.6
West Vancouver	--	3,180,438	n/a	3,303,816	3,149,750	4.9
White Rock	--	--	n/a	--	--	n/a
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,115,544	1,064,640	4.8	1,166,634	1,047,882	11.3

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver February 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	1,855	-5.4	3,076	4,916	5,085	60.5	762,562	19.6	778,667
	February	3,140	24.8	3,360	5,916	5,694	59.0	791,604	19.4	805,562
	March	4,137	29.7	3,141	6,995	5,169	60.8	786,311	13.4	782,229
	April	3,270	-8.5	2,847	6,011	4,991	57.0	815,252	21.0	789,375
	May	3,431	7.2	2,645	6,101	4,725	56.0	831,555	25.7	802,135
	June	3,317	8.9	2,625	5,961	4,953	53.0	808,867	22.9	802,569
	July	2,614	13.8	2,528	5,227	5,212	48.5	761,673	15.8	784,446
	August	2,419	8.2	2,468	4,864	5,151	47.9	778,545	14.4	784,443
	September	2,299	2.0	2,537	5,799	5,287	48.0	751,042	10.5	754,590
	October	2,359	-1.0	2,571	4,462	5,118	50.2	767,225	8.5	770,120
	November	2,395	-5.8	2,592	3,342	5,059	51.2	728,118	4.2	756,583
	December	1,700	-12.5	2,544	1,713	4,863	52.3	689,057	-1.7	735,879
2012	January	1,607	-13.4	2,521	5,906	6,089	41.4	752,380	-1.3	766,206
	February	2,572	-18.1	2,537	5,698	4,930	51.5	806,094	1.8	804,593
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	YTD 2011	4,995	11.6		10,832			780,819	19.8	
	YTD 2012	4,179	-16.3		11,604			785,439	0.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
February 2012

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	98.4	115.8	1,227	7.4	65.9	831
	February	607	3.50	5.44	98.5	116.0	1,227	8.1	66.4	830
	March	601	3.50	5.34	98.7	117.0	1,228	8.1	66.4	832
	April	621	3.70	5.69	98.9	117.2	1,233	8.2	66.6	835
	May	616	3.70	5.59	99.1	118.0	1,242	7.5	66.5	842
	June	604	3.50	5.39	99.1	117.5	1,247	7.2	66.4	851
	July	604	3.50	5.39	99.1	117.5	1,250	6.9	66.3	859
	August	604	3.50	5.39	98.7	117.7	1,249	7.2	66.4	863
	September	592	3.50	5.19	98.7	118.3	1,264	7.1	67.0	861
	October	598	3.50	5.29	98.6	118.5	1,272	6.9	67.2	861
	November	598	3.50	5.29	98.3	118.7	1,275	6.7	67.1	861
	December	598	3.50	5.29	98.1	117.7	1,263	6.9	66.6	867
2012	January	598	3.50	5.29	98.4	117.9	1,257	7.0	66.2	870
	February	595	3.20	5.24		118.4	1,260	6.7	66.1	873
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
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1.1	Housing Activity Summary by Submarket
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford-Mission CMA
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2012	16	0	4	0	44	0	0	0	64
February 2011	11	0	2	1	11	0	0	0	25
% Change	45.5	n/a	100.0	-100.0	**	n/a	n/a	n/a	156.0
Year-to-date 2012	27	2	6	0	44	0	1	0	80
Year-to-date 2011	26	0	6	1	27	0	0	0	60
% Change	3.8	n/a	0.0	-100.0	63.0	n/a	n/a	n/a	33.3
UNDER CONSTRUCTION									
February 2012	131	4	64	0	164	87	9	0	459
February 2011	134	2	64	2	103	0	4	0	309
% Change	-2.2	100.0	0.0	-100.0	59.2	n/a	125.0	n/a	48.5
COMPLETIONS									
February 2012	14	0	8	0	4	0	1	0	27
February 2011	34	0	0	0	8	0	0	0	42
% Change	-58.8	n/a	n/a	n/a	-50.0	n/a	n/a	n/a	-35.7
Year-to-date 2012	24	0	8	1	4	0	1	0	38
Year-to-date 2011	64	0	10	1	12	0	0	0	87
% Change	-62.5	n/a	-20.0	0.0	-66.7	n/a	n/a	n/a	-56.3
COMPLETED & NOT ABSORBED									
February 2012	100	0	8	0	9	2	0	0	119
February 2011	103	0	6	2	11	78	0	0	200
% Change	-2.9	n/a	33.3	-100.0	-18.2	-97.4	n/a	n/a	-40.5
ABSORBED									
February 2012	17	0	6	0	3	0	1	0	27
February 2011	26	0	0	1	9	0	0	0	36
% Change	-34.6	n/a	n/a	-100.0	-66.7	n/a	n/a	n/a	-25.0
Year-to-date 2012	31	0	6	1	3	0	1	0	42
Year-to-date 2011	47	0	9	1	16	0	0	0	73
% Change	-34.0	n/a	-33.3	0.0	-81.3	n/a	n/a	n/a	-42.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
February 2012	13	0	4	0	44	0	0	0	61
February 2011	7	0	2	1	11	0	0	0	21
Mission DM									
February 2012	3	0	0	0	0	0	0	0	3
February 2011	4	0	0	0	0	0	0	0	4
Indian Reserves									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
February 2012	16	0	4	0	44	0	0	0	64
February 2011	11	0	2	1	11	0	0	0	25
UNDER CONSTRUCTION									
Abbotsford City									
February 2012	85	0	64	0	164	87	5	0	405
February 2011	90	0	64	2	103	0	4	0	263
Mission DM									
February 2012	46	4	0	0	0	0	4	0	54
February 2011	44	2	0	0	0	0	0	0	46
Indian Reserves									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
February 2012	131	4	64	0	164	87	9	0	459
February 2011	134	2	64	2	103	0	4	0	309
COMPLETIONS									
Abbotsford City									
February 2012	7	0	8	0	4	0	1	0	20
February 2011	24	0	0	0	8	0	0	0	32
Mission DM									
February 2012	7	0	0	0	0	0	0	0	7
February 2011	10	0	0	0	0	0	0	0	10
Indian Reserves									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
February 2012	14	0	8	0	4	0	1	0	27
February 2011	34	0	0	0	8	0	0	0	42

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
February 2012	65	0	8	0	9	2	0	0	84
February 2011	79	0	6	2	8	74	0	0	169
Mission DM									
February 2012	35	0	0	0	0	0	0	0	35
February 2011	24	0	0	0	3	4	0	0	31
Indian Reserves									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
February 2012	100	0	8	0	9	2	0	0	119
February 2011	103	0	6	2	11	78	0	0	200
ABSORBED									
Abbotsford City									
February 2012	9	0	6	0	3	0	1	0	19
February 2011	21	0	0	1	8	0	0	0	30
Mission DM									
February 2012	8	0	0	0	0	0	0	0	8
February 2011	5	0	0	0	1	0	0	0	6
Indian Reserves									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
February 2012	17	0	6	0	3	0	1	0	27
February 2011	26	0	0	1	9	0	0	0	36

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Abbotsford-Mission CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	% Change
Abbotsford City	13	8	0	0	44	11	4	2	61	21	190.5
Mission DM	3	4	0	0	0	0	0	0	3	4	-25.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	16	12	0	0	44	11	4	2	64	25	156.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Abbotsford City	21	14	0	0	44	27	6	6	71	47	51.1
Mission DM	7	13	2	0	0	0	0	0	9	13	-30.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	28	27	2	0	44	27	6	6	80	60	33.3

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Abbotsford City	44	11	0	0	4	2	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	44	11	0	0	4	2	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	44	27	0	0	6	6	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	44	27	0	0	6	6	0	0

Table 2.4: Starts by Submarket and by Intended Market
February 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Abbotsford City	17	9	44	12	0	0	61	21
Mission DM	3	4	0	0	0	0	3	4
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	20	13	44	12	0	0	64	25

Table 2.5: Starts by Submarket and by Intended Market
January - February 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	27	19	44	28	0	0	71	47
Mission DM	8	13	0	0	1	0	9	13
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	35	32	44	28	1	0	80	60

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	% Change
Abbotsford City	8	24	0	2	4	6	8	0	20	32	-37.5
Mission DM	7	10	0	0	0	0	0	0	7	10	-30.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	15	34	0	2	4	6	8	0	27	42	-35.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Abbotsford City	12	48	0	6	4	6	8	10	24	70	-65.7
Mission DM	14	17	0	0	0	0	0	0	14	17	-17.6
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	26	65	0	6	4	6	8	10	38	87	-56.3

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Abbotsford City	4	6	0	0	8	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	4	6	0	0	8	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	4	6	0	0	8	10	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	4	6	0	0	8	10	0	0

Table 3.4: Completions by Submarket and by Intended Market
February 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Abbotsford City	15	24	4	8	1	0	20	32
Mission DM	7	10	0	0	0	0	7	10
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	22	34	4	8	1	0	27	42

Table 3.5: Completions by Submarket and by Intended Market
January - February 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	18	57	5	13	1	0	24	70
Mission DM	14	17	0	0	0	0	14	17
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	32	74	5	13	1	0	38	87

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
February 2012	0	0.0	7	77.8	2	22.2	0	0.0	0	0.0	9	--	--
February 2011	1	4.5	11	50.0	5	22.7	1	4.5	4	18.2	22	549,900	604,664
Year-to-date 2012	0	0.0	11	64.7	4	23.5	0	0.0	2	11.8	17	549,900	586,628
Year-to-date 2011	3	7.9	15	39.5	12	31.6	4	10.5	4	10.5	38	566,950	591,695
Mission DM													
February 2012	1	12.5	6	75.0	1	12.5	0	0.0	0	0.0	8	--	--
February 2011	1	20.0	1	20.0	1	20.0	2	40.0	0	0.0	5	--	--
Year-to-date 2012	2	13.3	12	80.0	1	6.7	0	0.0	0	0.0	15	459,900	470,393
Year-to-date 2011	1	10.0	6	60.0	1	10.0	2	20.0	0	0.0	10	539,450	531,670
Indian Reserves													
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
February 2012	1	5.9	13	76.5	3	17.6	0	0.0	0	0.0	17	489,900	507,159
February 2011	2	7.4	12	44.4	6	22.2	3	11.1	4	14.8	27	549,900	594,500
Year-to-date 2012	2	6.3	23	71.9	5	15.6	0	0.0	2	6.3	32	494,900	532,143
Year-to-date 2011	4	8.3	21	43.8	13	27.1	6	12.5	4	8.3	48	549,900	579,190

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2012						
Submarket	Feb 2012	Feb 2011	% Change	YTD 2012	YTD 2011	% Change
Abbotsford City	--	604,664	n/a	586,628	591,695	-0.9
Mission DM	--	--	n/a	470,393	531,670	-11.5
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	507,159	594,500	-14.7	532,143	579,190	-8.1

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
February 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	773	-14.6	1,256	2,362	2,480	50.6	441,544	1.7	473,203
	February	1,201	7.3	1,304	2,749	2,768	47.1	483,509	10.9	494,285
	March	1,730	18.7	1,417	3,033	2,329	60.8	526,828	15.5	527,042
	April	1,414	-15.7	1,226	2,617	2,372	51.7	534,123	17.5	524,460
	May	1,512	7.8	1,197	2,785	2,189	54.7	526,541	15.1	514,876
	June	1,508	-10.3	1,141	2,494	2,288	49.9	503,331	7.1	498,179
	July	1,250	20.8	1,160	2,623	2,291	50.6	503,931	9.7	492,860
	August	1,282	35.5	1,198	2,418	2,342	51.2	507,750	19.7	495,326
	September	1,109	14.7	1,224	2,418	2,291	53.4	489,420	10.0	497,614
	October	1,092	16.0	1,215	2,198	2,372	51.2	483,965	6.1	495,657
	November	1,040	1.9	1,155	1,654	2,262	51.1	478,968	5.3	498,111
	December	816	-1.0	1,233	946	2,312	53.3	498,989	12.3	515,870
2012	January	749	-3.1	1,166	2,456	2,333	50.0	469,635	6.4	505,035
	February	1,195	-0.5	1,179	2,586	2,435	48.4	504,441	4.3	516,978
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	YTD 2011	1,974	-2.5		5,111			467,076	7.3	
	YTD 2012	1,944	-1.5		5,042			491,031	5.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
February 2012

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participaticon Rate (%) SiA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	97.3	114.8	86	9.6	66.1	790
	February	607	3.50	5.44	97.4	115.2	85	9.9	65.5	806
	March	601	3.50	5.34	97.6	116.1	85	10.0	65.9	822
	April	621	3.70	5.69	97.7	116.3	85	9.2	64.9	817
	May	616	3.70	5.59	97.9	117.1	85	8.8	64.9	804
	June	604	3.50	5.39	97.8	116.5	86	8.4	65.0	779
	July	604	3.50	5.39	97.8	116.6	86	8.5	65.3	767
	August	604	3.50	5.39	97.5	116.9	88	8.1	66.4	753
	September	592	3.50	5.19	97.5	117.3	88	8.0	66.5	751
	October	598	3.50	5.29	97.4	117.4	88	8.0	66.4	757
	November	598	3.50	5.29	97.1	117.5	87	8.7	65.9	763
	December	598	3.50	5.29	96.9	116.5	87	9.1	66.3	770
2012	January	598	3.50	5.29	97.1	116.8	87	10.1	66.8	775
	February	595	3.20	5.24		117.2	88	10.5	67.5	787
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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